



Development Review

City of Takoma Park

November 2004

Existing Development Guidelines

- ✓ Takoma Park Master Plan
- ✓ Zoning Ordinance
- ✓ Principles of Smart Growth
- ✓ Guidelines for Construction and Renovation in Takoma Park: Creating a Sustainable Environment
- ✓ Takoma Park Master Plan for Historic Preservation

Existing Development Guidelines

- ✓ Affordable Housing Policy and Action Plan
- ✓ Targeted Area Plans
- ✓ Facade Ordinance
- ✓ Tree and Vegetation Ordinance
- ✓ Storm Water Management Ordinance
- ✓ Other city, county and state regulations

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Principal Development Themes

Principal Themes

- ✓ Creation and preservation of a diverse range of housing opportunities and choices throughout the community
- ✓ Continuation of the existing scale and density of residential neighborhoods

Principal Themes

- ✓ Preservation and enhancement of Takoma Park's historical and architectural resources
- ✓ Economic health and well being of Takoma Park's commercial and institutional centers while remaining sensitive to potential impacts on adjoining residential neighborhoods

Principal Themes

- ✓ Preservation and expansion of a healthy urban forest
- ✓ Protection and maintenance of the community's existing open spaces and critical environmental areas and resources
- ✓ Creation of safe, attractive, and inviting recreational spaces and public facilities

Principal Themes

- ✓ Creation of safe, pedestrian friendly, and walkable residential and commercial neighborhoods
- ✓ Appropriate and safe use of public streets
- ✓ Use of alternative modes of transportation
- ✓ Linkage of existing and proposed bicycle and recreational trails

Principal Themes

- ✓ Adaptive reuse of existing buildings
- ✓ Utilization of infill parcels

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Development Review Process

Development Review Process

The City can provide input in the following reviews

- ✓ M-NCPPC – site plan review, mandatory review
- ✓ Board of Appeals – variances, special exceptions
- ✓ DPS/Sign Review Board – sign variance requests

Opportunities for Public Comment

The community can become involved in the development review process by participating in:

- ✓ Public hearings conducted by the Takoma Park City Council, the County Planning Board, the County Council, the Board of Appeals, and the Sign Review Board
- ✓ Hearings conducted by the Tree Commission and the Façade Advisory Board
- ✓ Neighborhood association discussions

Recommendations

The development process could be improved by:

- ✓ Informational meeting providing an update on the status of the implementation of Master Plan recommendations
- ✓ Standardization of procedures for review of applications for special exceptions and variances
- ✓ Creation of a single advisory board for review of private development and publicly initiated projects